

Reception Room
17'2" x 10'5"

Kitchen
7'10" x 7'10"

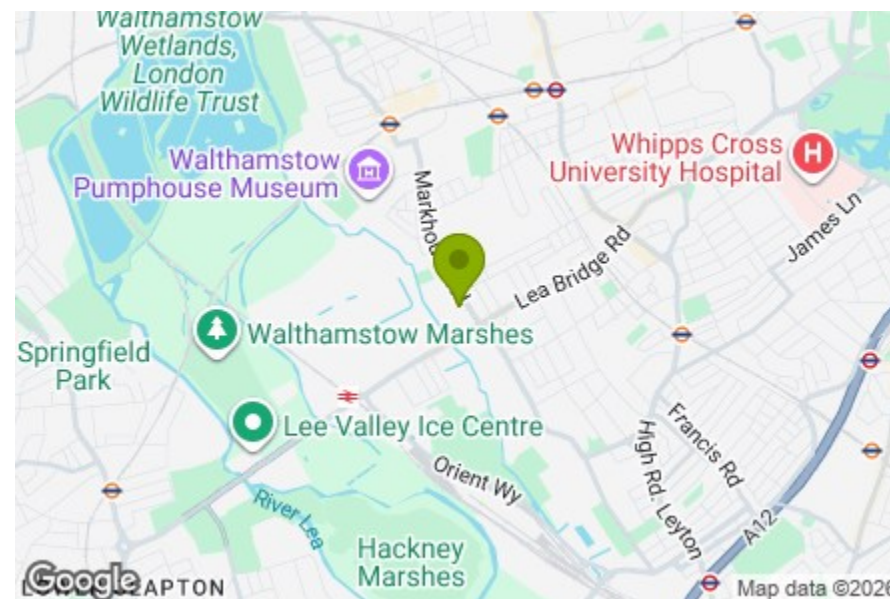
Bedroom
10'8" x 10'6"

Bedroom
11'4" x 11'3"

Bathroom
11'3" x 5'1"

Garden
29'6"

Total Area: 75.5 m² ... 812 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	77
		EU Directive 2002/91/EC	



HARRIS STREET, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- First Floor
- Chain Free
- Well Presented
- Shared Rear Garden
- Own Front Door
- Long Lease

This lovely Ex Warner property on the first floor gives you the peace of mind that comes with quality craftsmanship, spacious layouts and solid construction that have stood the test of time, as well as a long lease. Covering 760 sq ft with two double bedrooms, a separate kitchen and reception as well as access to the loft and a shared garden, it offers a great mix of comfort and flexibility, ideal whether you're working from home, hosting friends, or just enjoying your own space. It's also brilliantly located just under 15 minutes walk to St James Street Overground (Weaver Line) or a bit further away, Walthamstow Central (Victoria Line) for a quick dash into the city and West End. If you're craving a breath of fresh air or a bit of wildlife watching, you're within walking distance of the Walthamstow Wetlands, too. It really does offer the best of both worlds: urban convenience with nature right on your doorstep.

REQUEST A VIEWING
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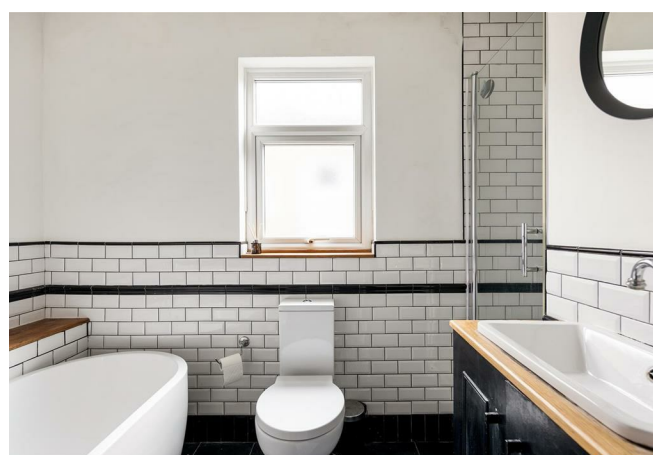
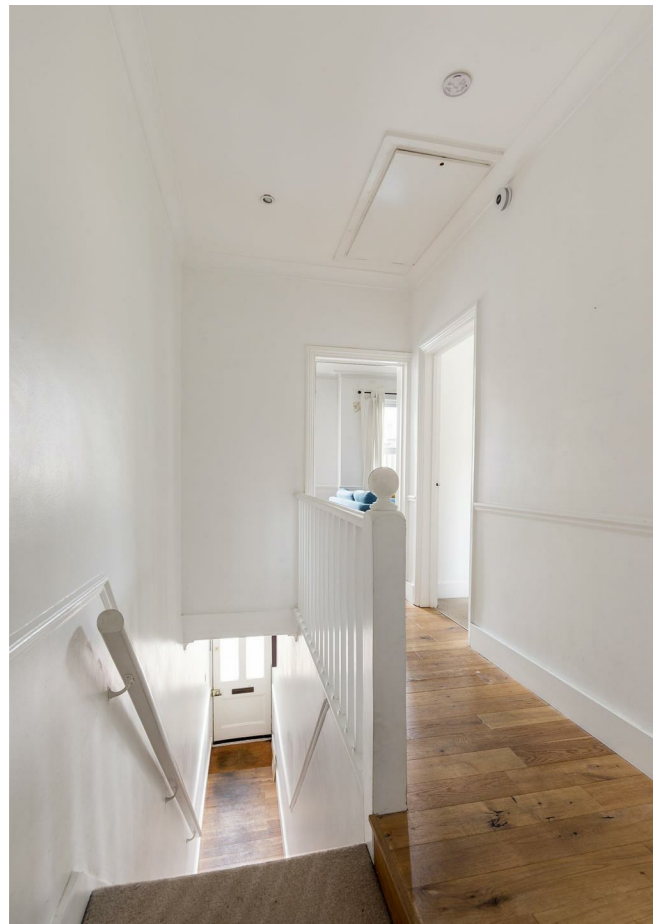
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IF YOU LIVED HERE...

Sheltered beneath a striking Victorian arch, your own front door gives just enough cover on a rainy day to find your keys without the usual scramble. Step inside and you'll find the first double bedroom at the front - softly carpeted, with twin sash windows and a dramatic dark feature wall that gives the space real atmosphere.

Behind that sits the bathroom: classic and stylish in monochrome. There's a walk-in shower and a freestanding modern bathtub, plus a sleek black vanity with a white basin. White metro tiles with bold grey grout tie it all together beautifully. From here, steps lead down to the shared garden.

Further along the hall, the kitchen feels fresh and modern, a compact but well-planned galley layout with frosted-sage country-style cabinetry running along both sides, thick wooden worktops, and a large sash window filling the space with light.

A second double bedroom offers a calm retreat with soft carpet underfoot and crisp white walls.

At the end of the home, the reception room makes an instant impression. Wooden floorboards run the length of the space, while dado rails, ornate coving, and a cast-iron fireplace set into a midnight-blue feature wall give it character without fuss. It's a

room ready for your own stamp of personality.

Outside, the shared garden is a lovely surprise - part lawn, part paving, dotted with olive trees down the middle. It's the kind of space that shifts easily with the moment: quiet mornings and coffee, or lazy afternoons with friends.

WHAT ELSE?

Nature lovers will appreciate the nearby Walthamstow Wetlands, a sprawling 520-acre nature reserve ideal for peaceful walks and birdwatching.

For nightlife and entertainment, head to the local hub, Patchworks. It's run like a community-led venue that hosts everything from coffee & hangouts, to markets, live music, makers & gallery-type events.

Soho Theatre Walthamstow has recently opened, showcasing comedy and cutting-edge theatrical shows

With excellent Overground connections at St James Street Station just a short walk away, whisking you to Liverpool Street in under 15 minutes or the Victoria Line at Blackhorse Road, you're never far from the action, whether locally or in central London



A WORD FROM THE EXPERT...

I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all.

WILLIAM JACKSON
E17 ASSISANT BRANCH MANAGER

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